

Specifications for Construction of a Garage

(Permits are valid for 6 months)

The following outlines general requirements and recommendations for garage construction.

Contact Planning and Development at (937) 296-2441 for maximum allowable size of garages and other accessory structures located in the rear yard.

1. Obtain a building from the Planning and Development Department.

- All plans should include a site plan, floor plan, elevations and a wall section that clearly indicate the nature and extent of work. All drawings are to be drawn to scale. Plans must have name, address and phone number of the owner or contractor on each page.

- Plans should indicate material, size, and dimension of footing, wall, and roof construction.
- Sample drawings are online at www.ketteringoh.org

2. Detached Garages:

- The required minimum setback for a detached garage is 3' from the side and rear property lines. It cannot be located in any easement. The detached garage is required to be in the rear of the yard at least 6' away from any other structure.

- The maximum height allowable is 15' to the middle of the gable or hip, but no higher than the principle structure on the lot.

3. Attached Garages:

- Must have a 1/2" drywall separation between the planned addition and the dwelling.
- Must comply with setback requirements of the principle structure.

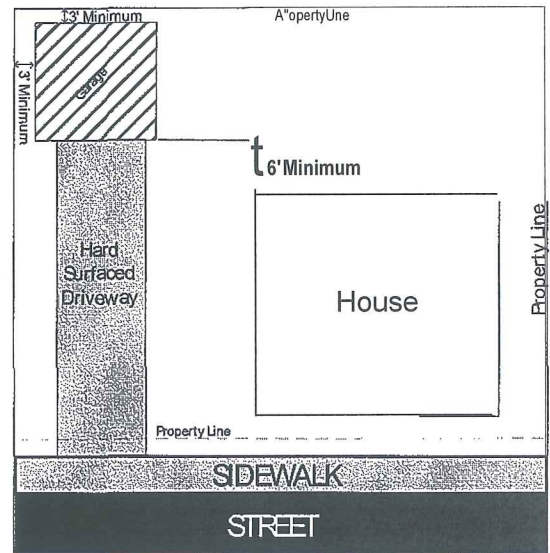
4. All floors must be concrete with a minimum thickness of 4" with a minimum 1/8" per foot slope towards the garage door. Continuous footing must be 32" below grade. A minimum 2'-8" wide side hinged door is required.

5. Corner lots: See Plans Examiner for additional regulations.

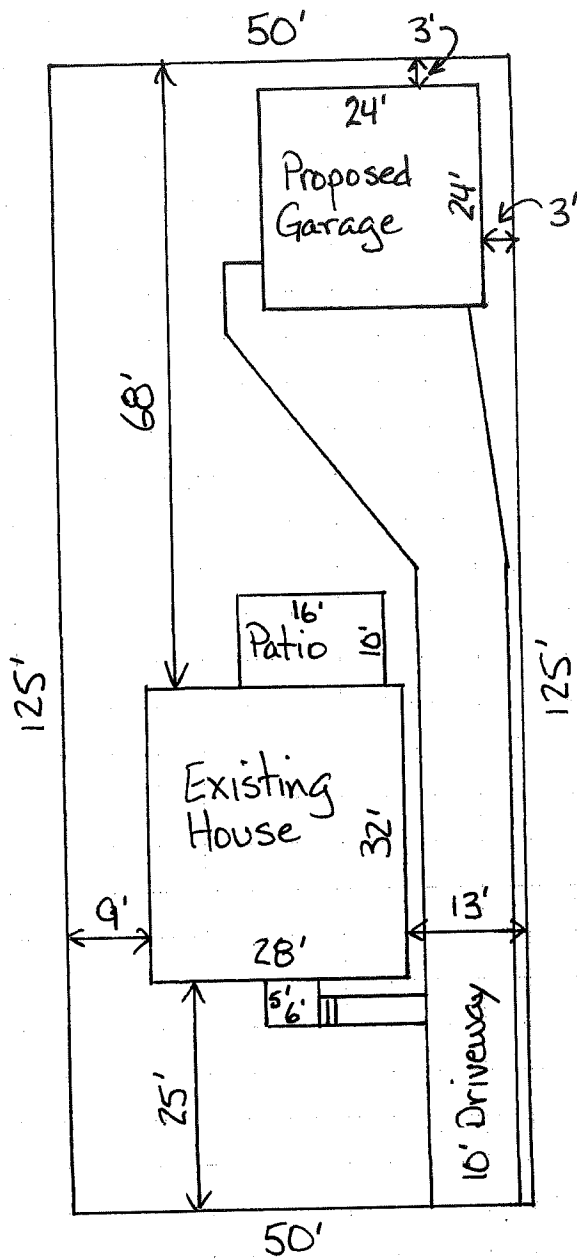
6. Driveways in the City of Kettering are required to be hard surfaced and dust free.

7. Drainage should be directed away from neighboring properties. Erosion should be controlled by use of gutters, downspouts and splash blocks.

8. Additional permits may be required for any electrical, heating, plumbing or for work in the city right-of-way. The right-of-way is generally from the house side edge of the sidewalk to the street. Right-of-way permits are available at the Engineering Department (937) 296-2436.



When garage construction is complete, please call 296-2441 to schedule a final inspection

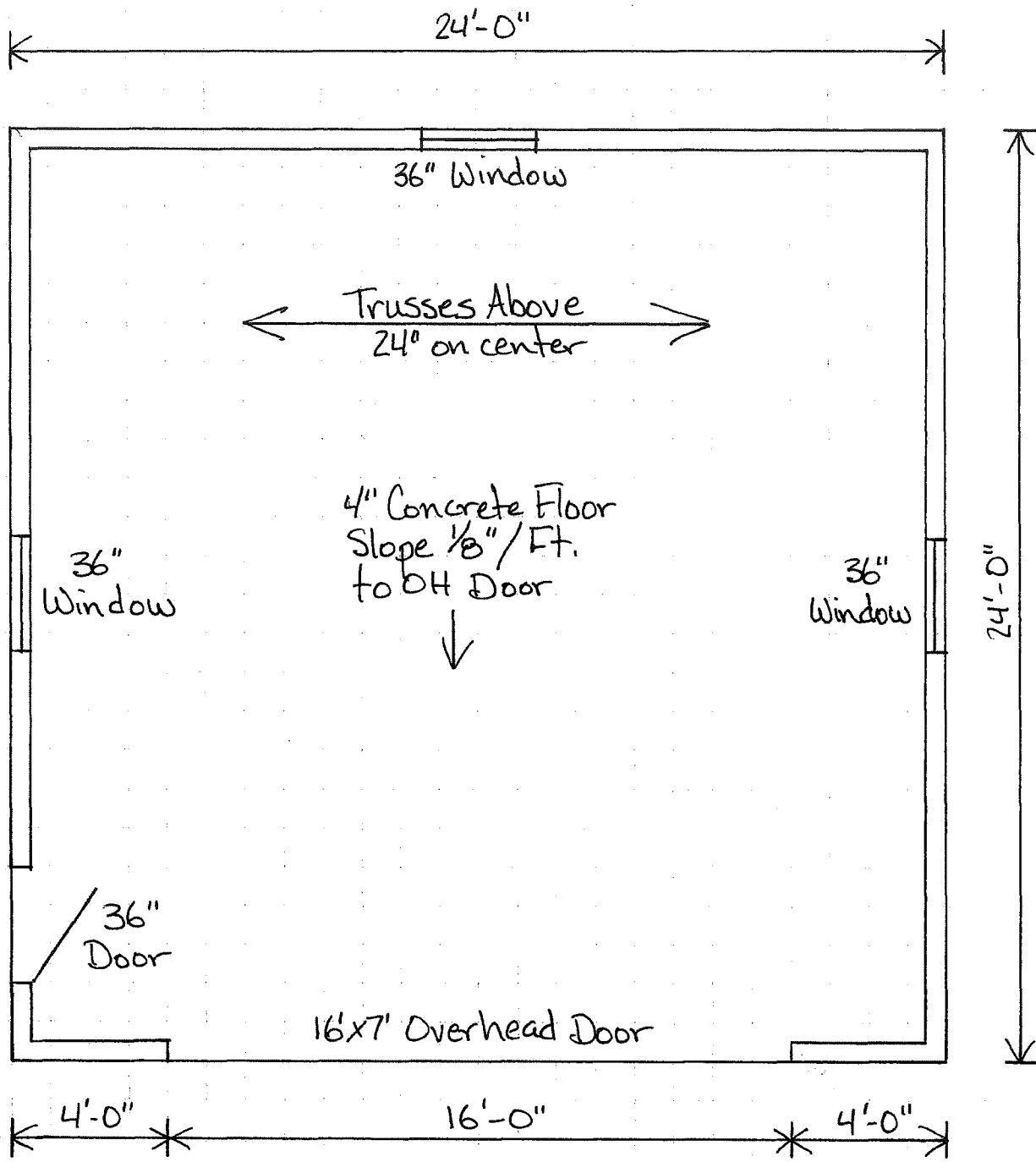


1235 S. Main St.

Plot Plan

1235 S. Main St.
 Kettering, Ohio

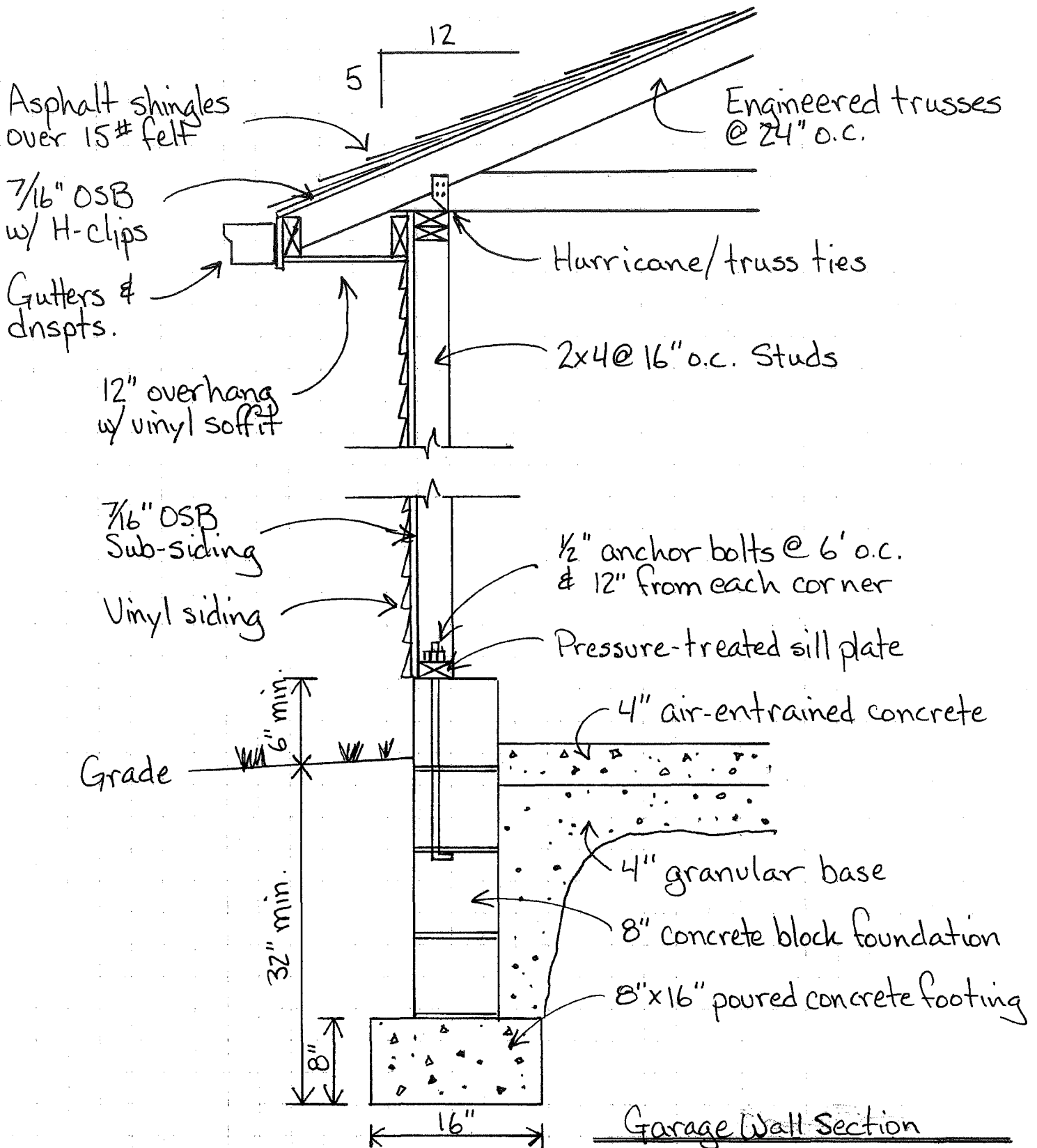
1" = 20'



Garage Floor Plan

1235 S. Main St.
Kettering, Ohio

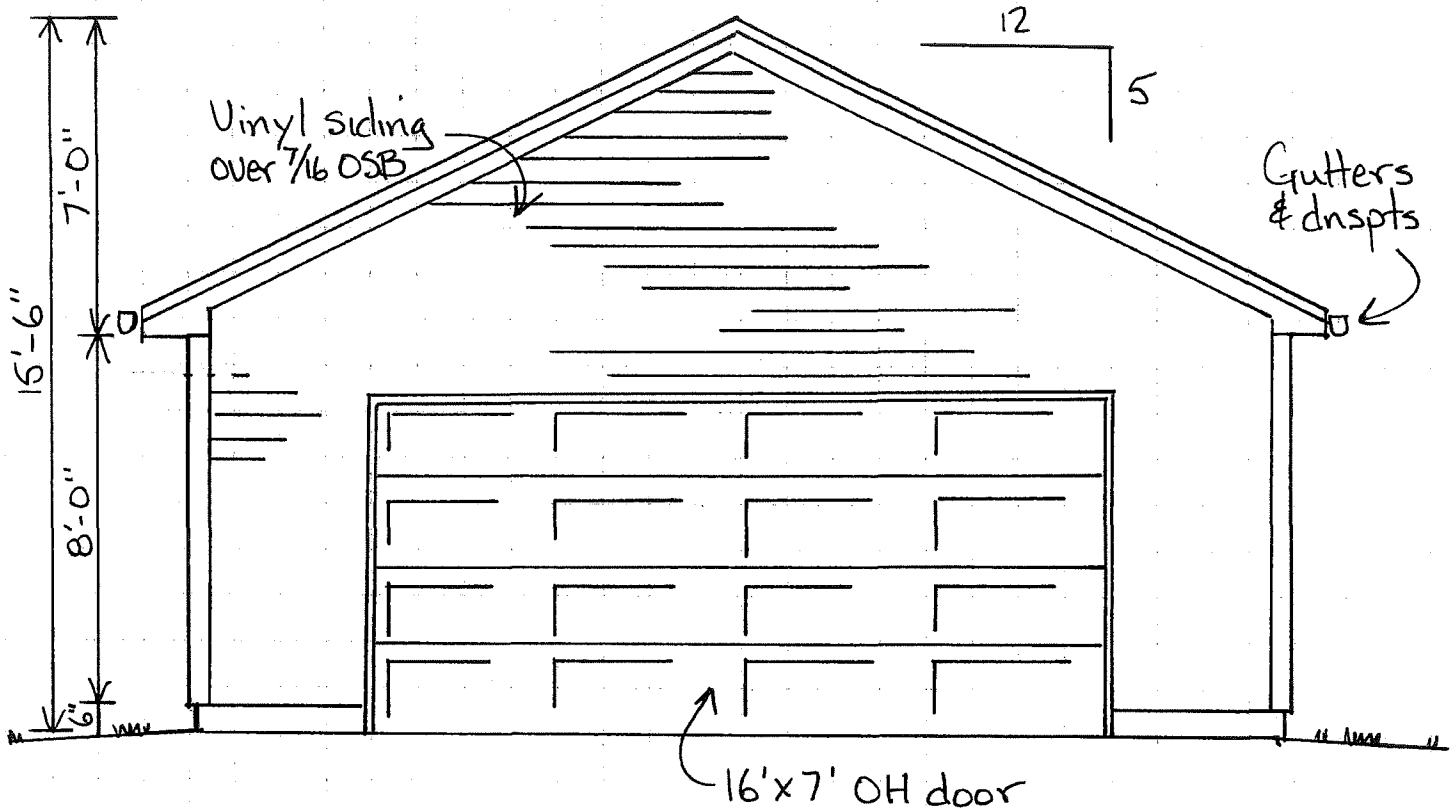
Gayle Caslin Ph. 555-1235
1/4" = 1'-0"



Garage Wall Section

1235 S. Main St.
 Kettering, Ohio

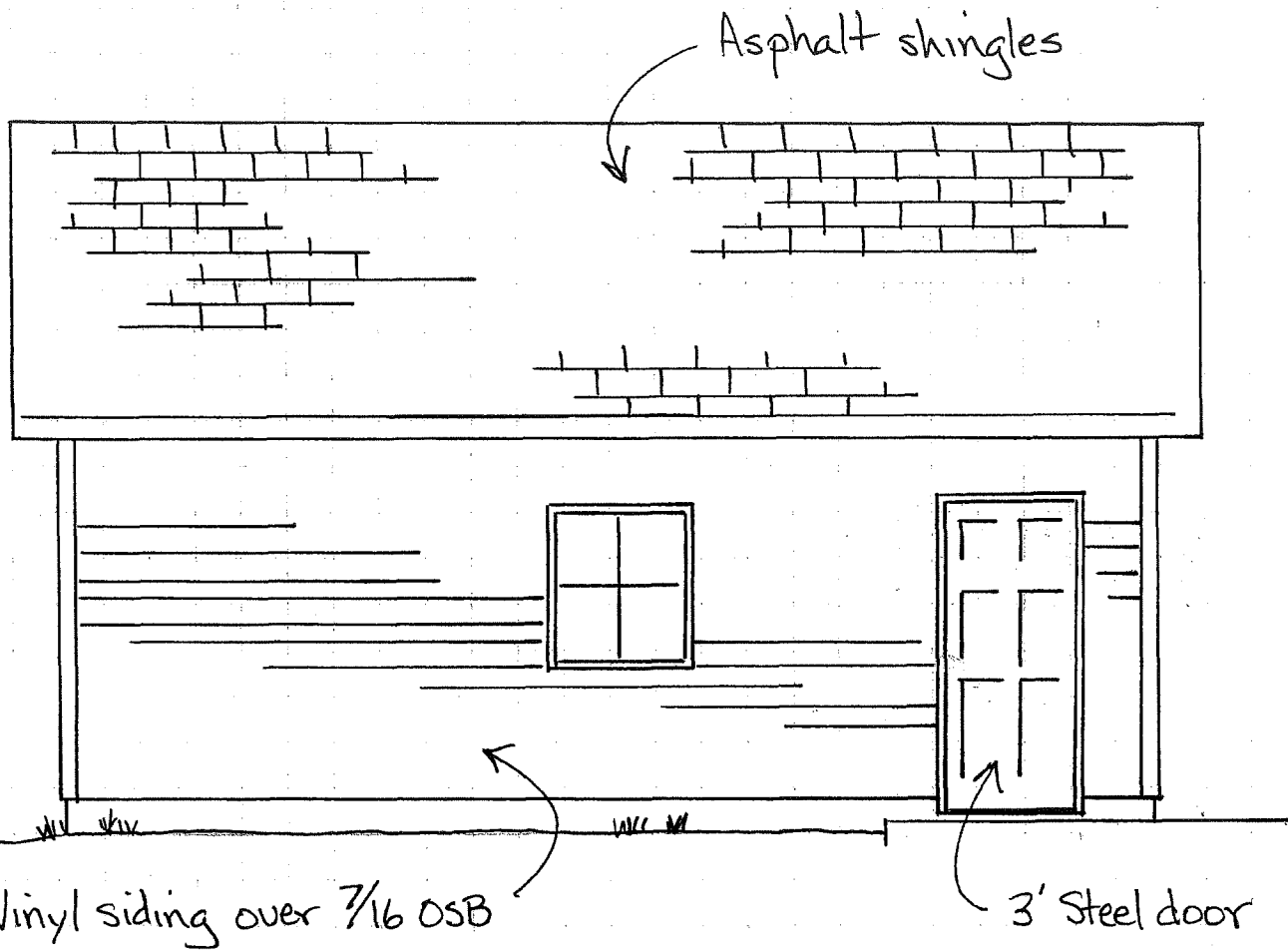
Gayle Caslin Ph. 555-1235
 1" = 1'-0"



Front Elevation

1235 S. Main St.
 Kettering, Ohio

Gayle Caslin 555-1235
 1/4" = 1'-0"



Side Elevation

1235 S. Main St.
Kettering, Ohio

Gayle Caslin 555-1235
 $\frac{1}{4}'' = 1'-0''$